

*(This document was previously submitted to Council in July 2013.*

*December 1<sup>st</sup>, 2013 revisions are listed in Red and italic) March 21, 2015 update: December 1<sup>st</sup> was emailed to Rodney and Chris. I don't know if it was forwarded to council. Two pages, new in green.*

## **Work done on City Hall since 2012.**

New HVAC on both levels and in garage

Downstairs bathroom made completely handicapped accessible

New sidewalk on south side

Five new wooden storms on original windows

Maple floor refinished. Should be maintained by refinishing every other year

Above work of \$100,000.00 made possible by Minnesota state bonding bill of 2011 with no match required.

Dividing wall constructed in old furnace room

## **Work needed on City Hall**

### **Exterior, lift, paving, new roof when needed could be done by Legacy grants**

Exterior needs cracks patched, cleaned and waterproofed.

Lift to rear door and 9.33 feet south of sidewalk to be paved

Instant water heaters needed in old restrooms.

Smaller hot water heater for kitchen, upstairs bathroom and two upstairs sinks.

Roof is 15 years old and currently in good shape. Four upstairs windows have lost their gas.

### **Following to be done with balance of Xcel air conditioning rebate (\$2925.00) as far as remainder will cover**

*(as of December 1<sup>st</sup>, 2013, \$1,747.81 remains)*

\$400 spent on fan shroud removal, \$213.00 on new panic bars, \$76.00 ad for bids. *completed*

North east and south east boundaries need to be established by survey.

All four walk in doors need attention, one needs replacement.

Source of basement leakage needs to be found.

East rear window needs new flashing after removal of fan shroud. *completed \$108.00*

Most woodwork needs redoing. Painting in lobby and some floors

Windows in food shelf need to be glazed and refinished. *completed \$289.50*

*8 Chairs purchased \$90.69*

*Planning for new commercial weather stripping for all doors and new rear door as per discussions with Chris Oliver*

*March 21, 2015 update:*

*Grant received for \$10,000 for exterior assessment. Three architect firms have looked at building. I am waiting for their proposals and then will choose a firm. Most likely all will bid very close to \$10,000. If this step is not done, there isn't much of a chance to receive a grant to do the work.*

*Door weatherstripping from Kroners \$151.50*

*Omni bill \$200.00 ( 8 LED 4' tubes installed); Hardware (20 LED 4' tubes) \$300.00; installed by Allen & Chris in Library, hallway & police garage*

*\$1747.81 – 651.50 = \$1096.31*

*Remaining balance to be used as follows:*

*36 LED 4' tubes from Hardware @ \$15.00 = \$540.00 to be installed by Allen & Chris in Library & furnace room*

*\$556.31 left to be spent on front canopy LED lights and/or Heritage room ceiling fans leaving a zero balance from rebate. Allen & Chris to install with (hopefully) limited help from David.*

*Leakage problem from front sidewalk to be dealt with in future grant application for exterior work. Pre app is due July 31, 2015. Will need to work with MNDOT and MNHS to agree. Sidewalk could be repaired by laying a membrane and covering with new concrete. MNDOT wants to raise the curb to lessen slope. (in 2 years??) Hopefully all can agree on curb, sidewalk fix, slope to top of bottom step and timeline.*

*All previous work was left to my discretion with no questions so I feel there should be no problem with this plan. City will benefit with lower energy costs. Lighting rebate was looked into but amount was just over \$200.00 and would have required more expensive tubes. Part of the reason rebate was low is because of the amount of time the lights are on.*

*I would like to have lighting come out of general fund and use the rebate for other hall improvements such as more efficient hot water heating. Currently it takes 6 minutes for hot water to reach the downstairs bathroom. It is probably more important the remaining rebate dollars be used before I completely retire. I do plan on being active with the building on a volunteer basis after I retire. If the next grant is received it will go into next year. We will be competing with the Courthouse in Caledonia in the next grant round.*

*Barb Bissen*